Prepared by:

Sam H. Poteet, Jr.
MANIER, HEROD, HOLLABAUGH & SMITH,
a Professional Corporation
2200 One Nashville Place
150 Fourth Avenue North
Nashville, Tennessee 37219
(615) 244-0030

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Robert B. Sneed, Jr. P. O. Box 90960 4511 Kentucky Avenue Nashville, TN 37209	Same	91-8, 91.08, and 91-8; 166-168, 159, and 185; 121W-15755 and 12W-17015

FOR AND IN CONSIDERATION of One Dollar ($1.00) the receipt of which is hereby acknowledged, RB Investments, a Tennessee general partnership composed of James R. Overby and Robert B. Sneed, Jr., by these presents does hereby quitclaim and convey unto Robert B. Sneed, Jr., his successors and assigns, all its right, title, and interest in and to the following described tracts of land:

Tract No. 1:

Land in Davidson County, Tennessee, being Lot No. 61 on an unrecorded map of a Subdivision in the 12th Ward of the City of Nashville, being known as the Lockhart Property, and shown on a copy of a survey made by S. R. Sanford, Jr., Civil Engineer, December 14, 1932, as follows:

Said Lot No. 61 is described as beginning at a point on the south margin of Tennessee Avenue, at the common corner of Lots 60 and 61, said point being 50 feet east of the northeast corner of View Point Subdivision, as recorded in Book 547, Page 65, Register's Office for said County; thence eastwardly, with the margin of said Avenue, 50 feet to the common corner of Lots 61 and 62; thence with the line between said lots, southwardly 142.5 feet to the north margin of an alley; thence with the margin of said alley, westwardly 50 feet to the common rear corner of Lots 60 and 61; thence with the line between said lots, northwardly 142.5 feet to the beginning.

The 15 foot alley in the rear has been closed by Metro Ordinance No. 77-552, and the 7-1/2 foot depth by 50 foot portion of the alley adjoining Lot No. 61 passes with this deed thereby making the land measurements 50 foot frontage on Tennessee Avenue and 150 foot deep, more or less.

Being the same property conveyed to L. W. Inman by deed of record in Book 6630, Page 403.

Being the same property conveyed to RB Investments, a Tennessee general partnership, by Warranty Deed dated August 13, 1987, from L. W. Inman, of record in Book 7379, Page 442, Register's Office, Davidson County, Tennessee.

Tract No. 2:

Land in Davidson County, Tennessee, being Lot No. 62 on an unrecorded map of a subdivision in the 12th Ward of the City of Nashville, being known as the Lockhart Property, and shown on a copy of a survey made by S. R. Sanford, Jr., Civil Engineer, December 14, 1932, as follows:

Said Lot No. 62 is described as beginning at a point on the south margin of Tennessee Avenue, at the common corner of Lots 61 and 62, said point being 100 feet east of the northeast corner of View Point Subdivision, as recorded in Book 547, Page 65, Register's Office for said County; thence common corner of Lots 62 and 63; thence with the line between said lots, southwardly, 142.5 feet to the north margin of an alley; thence with the margin of said alley, westwardly 50 feet to the common rear corner of Lots 61 and 62; thence with the line between said lots, northwardly 142.5 feet to the beginning.

The 15 foot alley in the rear has been closed by Metro Ordinance No. 77-552, and the 7-1/2 foot depth by so foot portion of the alley adjoining Lot No. 62 passes with this deed thereby making the land measurements 50 foot frontage on Tennessee Avenue and 150 foot deep, more or less.

Being the same property conveyed to L. W. Inman of record in Book 6630, Page 399, said Register's office.

Being the same property conveyed to RB Investments, a Tennessee general partnership, by Warranty Deed dated August 13, 1987, from L. W. Inman, of record in Book 7379, Page 442, Register's Office, Davidson County, Tennessee.

Tract No. 3:

Land in Davidson County, Tennessee, being Lot No. 63 on an unrecorded map of a subdivision in the 12th Ward of the City of Nashville, being known as the Lockhart Property, and shown on a copy of a survey made by S. R. Sanford, made by S. R. Sanford, Jr., Civil Engineer, December 14, 1932, as follows:

Said Lot No. 63 is described as beginning at a point on the south margin of Tennessee Avenue at the common corner of Lots 62 and 63, said point being 150 feet east of the northeast corner of View Point Subdivision, as recorded in Book 547, page 65, Register's Office for said County; thence eastwardly, with the margin of said Avenue, 50 feet to the common corner of Lots 63 and 64; thence with the line between

said lots, southwardly 142.5 feet to the north margin of an alley; thence with the margin of said alley, westwardly 50 feet to the common rear corner of Lots 62 and 63; thence with the line between said lots, northwardly 142.5 feet to the beginning.

The 15 foot alley in the rear has been closed by Metro Ordinance No. 77-552, and the 7-1/2 foot depth by 50 foot Portion of the alley adjoining Lot No. 63 passes with this deed thereby making the land measurements 50 foot frontage on Tennessee Avenue and 160 foot deep, more or less.

Being the same property conveyed to L. W. Inman by deed in Book 6630, Page 395, said Register's Office.

Being the same property conveyed to RB Investments, a Tennessee general partnership, by Warranty Deed dated August 13, 1987, from L. W. Inman, of record in Book 7379, Page 442, Register's Office, Davidson County, Tennessee.

Tract No. 4:

Land in Davidson County, Tennessee, being Lot No. 64 on an unrecorded map of a Subdivision in the 12th Ward of the City of Nashville, being known as the Lockhart Property, and shown on a copy of a survey made by S. R. Sanford, Jr., Civil Engineer, December 14, 1932, as follows:

Said Lot No. 64 is described as beginning at a point on the south margin of Tennessee Avenue, at the common corner of Lots 63 and 64, said point being 200 feet east of the northeast corner of View Point Subdivision, as recorded in Book 547, Page 65, Register's office for said County; thence eastwardly, with the margin of said Avenue, 50 feet to the common corner of Lots 64 and 65; thence with the line between said lots, southwardly, 142.5 feet to the north margin of an alley; thence with the margin of said alley, westwardly 50 feet to the common rear corner of Lots 63 and 64; thence with the line between said lots, northwardly 142.5 feet to the beginning.

The 15 foot alley in the rear has been closed by Metro Ordinance No. 77-552, and the 7-1/2 foot depth by 50 foot portion of the alley adjoining Lot No. 64 passes with this deed thereby making the land measurements 50 foot frontage on Tennessee Avenue and 150 foot deep, more or less.

Being the same property conveyed to L. W. Inman by deed in Book 6630, Page 407, said Register's Office.

Being the same property conveyed to RB Investments, a Tennessee general partnership, by Warranty Deed dated August 13, 1987, from L. W. Inman, of record in Book 7379, Page 442, Register's Office, Davidson County, Tennessee.

Tract No. 5:

Land in Davidson County, Tennessee, being Lot No. 65 on an unrecorded map of a Subdivision in the 12th Ward of the City of Nashville, being known as the Lockhart Property, and shown on a copy of a survey made by S. R. Sanford, Jr., Civil Engineer, December 14, 1932, as follows:

Said Lot No. 65 is described as beginning at a point on the south margin of Tennessee Avenue, at the common corner of Lots 64 and 65, said point being 250 feet east of the northeast corner of View Point Subdivision, as recorded in Book 547, Page 65, Register's Office for said County; thence, eastwardly, with the margin of said Avenue, 50 feet to the common corner of Lots 65 and 66; thence with the line between said lots, southwardly, 142.5 feet to the north margin of an alley; thence with the margin of said alley, westwardly 50 feet to the common rear corner of Lots 64 and 65; thence with the line between said lots, northwardly 142.5 feet to the beginning.

The 15 foot alley in the rear has been closed by Metro Ordinance No. 77-552, and the 7-1/2 foot depth by 50 foot portion of the alley adjoining Lot No. 65 Passes with this deed thereby making the land measurements 50 foot frontage on Tennessee Avenue and 150 foot deep, more or less.

Being the same property conveyed to L. W. Inman by deed in Book 6630, Page 391, said Register's office.

Being the same property conveyed to RB Investments, a Tennessee general partnership, by Warranty Deed dated August 13, 1987, from L. W. Inman, of record in Book 7379, Page 442, Register's Office, Davidson County, Tennessee.

Tract No. 6:

Land in Davidson County, Tennessee, being Lot No. 66 on the unrecorded map of a Subdivision in the 12th Ward of the City of Nashville, being known as the Lockhart Property, and shown on a copy of a survey made by S. R. Sanford, Jr., Civil Engineer, December 14, 1932, as follows:

Said Lot No. 66 is described as beginning at a point on the south margin of Tennessee Avenue, at the common corner of Lots 65 and 66, said point being 300 feet east of the northeast corner of view Point Subdivision, as recorded in Book 847, Page 65, Register's office for said County; thence eastwardly, with the margin of said Avenue, 50 feet to the common corner of Lots 66 and 67; thence with the line between said lots, southwardly, 142.5 feet to the north margin of an alley; thence with the margin of said alley, westwardly 50 feet to the common rear corner of Lots 65 and 66; thence with the line between said lots, northwardly 142.5 feet to the beginning.

Being the same property conveyed to L. W. Inman by deed in Book 6630, Page 387, said Register's Office.

Being the same property conveyed to RB Investments, a Tennessee general partnership, by Warranty Deed dated August 13, 1987, from L. W. Inman, of record in Book 7379, Page 442, Register's Office, Davidson County, Tennessee.

Tract No. 7:

Land in Davidson County, Tennessee, being Lot No. 67 on an unrecorded map of a Subdivision in the 12th Ward of the City of Nashville, being known as the Lockhart Property, and shown on a copy of a survey made by S. R. Sanford, Jr., Civil Engineer, December 14, 1932, as follows:

Said Lot No. 67 is described as beginning at a point on the south margin of Tennessee Avenue, at the common corner of Lots 66 and 67, said point being 350 feet east of the northeast corner of View Point Subdivision, as recorded in Book 547, Page 65, Register's Office for said County; thence eastwardly, with the margin of said Avenue, 50 feet to the common corner of Lots 67 and 68; thence with the line between said Lots, southwardly, 142.5 feet to the north margin of an alley; thence with the margin of said alley, westwardly to feet to the common rear corner of Lots 66 and 67; thence with the line between said lots, northwardly 142.5 feet to the beginning.

The 15 foot alley in the rear has been closed by Metro Ordinance No. 77-552, and the 7-1/2 foot depth by 50 foot Portion of the alley adjoining Lot No. 67 passes with this deed thereby making the land measurements 50 foot frontage on Tennessee Avenue and 150 foot deep, more or less.

Being the same property conveyed to L. W. Inman by deed in Book 6630, Page 383, said Register's Office.

Being the same property conveyed to RB Investments, a Tennessee general partnership, by Warranty Deed dated August 13, 1987, from L. W. Inman, of record in Book 7379, Page 442, Register's Office, Davidson County, Tennessee.

Tract No. 8:

Land in the 12th Ward of the City of Nashville, Davidson County, Tennessee, being known as Lot No. 51 on the Map of the Lockhart Property, not of record, and partially described according to a boundary survey of Michael V. Stump, Surveyor, dated April 6, 1977, as follows:

BEGINNING at a PK nail in the center line of Kentucky Avenue, said PK nail being 391.18 feet West of the Center line of 44th Avenue; thence north 23.21 feet to a R.R. Spike (set) in Kentucky Avenue, said R.R. Spike being 1.79 feet south of the north right-of-way of Kentucky Avenue, said point being the Southeast corner of Lot No. 50; thence along a line in

Kentucky Avenue, South 87 degrees 37' 52" West, 50 feet to a wood stake, said point being the common front corner of Lot Nos. 50 and 51, the true point of beginning; thence with the line between said two lots North 2 degrees 28' 12" West, 142.50 feet to a point in the south margin of alley #1207; thence along the margin of said alley, South 87 degrees 37' 52" West 50 feet to a R.R. Spike (set) in the common rear corner of Lot Nos. 51 and 52, thence with the line between said two lots South 2 degrees 28' 12" East 142.SO feet to a wood stake in Kentucky Avenue; thence with the South line of Lot No. 51, North 87 degrees 37' 52" East, 50 feet to the point of beginning.

Being the same property conveyed to L. W. Inman by deed in Book 6630, Page 362, said Register's Office.

Being the same property conveyed to RB Investments, a Tennessee general partnership, by Warranty Deed dated August 13, 1987, from L. W. Inman, of record in Book 7379, Page 442, Register's Office, Davidson County, Tennessee.

Tract No. 9:

Land in the 12th Ward of the City of Nashville, Davidson County, Tennessee, being known as Lot No. 52 on the Map of the Lockhart Property, not of record and partially described according to a boundary survey of Michael v. Stump, Surveyor, dated April 6, 1977, as follows:

BEGINNING at a PK nail in the center line of Kentucky Avenue, said PK nail being 391.18 feet West of the center line of 44th Avenue; thence north 23.21 feet to a R.R. Spike (set) in Kentucky Avenue, said R.R. Spike being 1.79 feet south of the north right-of-way of Kentucky Avenue, said point being the Southeast corner of Lot No. 50; thence along a line in Kentucky Avenue, South 87 degrees 37' 52" West, 100 feet to a wood stake, said point being the common front corner of Lot Nos. 51 and 52, the true point of beginning; thence with the line between said two lots North 2 degrees 28' 12" west 142.50 feet to a R. R. Spike (set) in the South margin of alley #1207; thence along the margin of said alley, south 87 degrees 37' 52" West so feet to a #20 nail (set) in the common rear corner of Lot Nos. 52 and 53; thence with the line between said two lots South 2 degrees 28' 12" East 142.50 feet to a #20 nail (set) in Kentucky Avenue; thence with the South line of Lot No. 52, North 87 degrees 37' 52" East, 50 feet to the beginning.

Being the same property conveyed to L. W. Inman by deed in Book 6630, Page 371, said Register's Office.

Being the same property conveyed to RB Investments, a Tennessee general partnership, by Warranty Deed dated August 13, 1987, from L. W. Inman, of record in Book 7379, Page 442, Register's Office, Davidson County, Tennessee.

Tract No. 10:

Land in the 12th Ward of the City of Nashville, Davidson County, Tennessee, being known as Lot No. 53 cn the Map of the Lockhart property; not of record, and partially described according to a boundary survey of Michael v. Stump, Surveyor, dated April 6, 1977, as follows:

BEGINNING at a PK nail in the center line of Kentucky Avenue, said PK nail being 391.18 feet West of the center line of 44th Avenue; thence North 23.21 feet to a R.R. Spike (set) in Kentucky Avenue, said R.R. Spike being 1.79 feet south of the north right-of-way Kentucky Avenue, said point being the Southeast corner of Lot No. 50; thence along line in Kentucky Avenue, South 87 degrees 37' 52" West, 150 feet to a #20 nail (set), said point being the common front corner of Lot Nos. 52 and 53, the true point of beginning; thence with the line between said two lots North 2 degrees 28' 12" West, 142.50 feet to a #20 nail (set) in the south margin of alley #1207; thence, along the margin of said alley, South 87 degrees 37' 52" West 50 feet to a #20 nail (set) in the common rear corner of Lot Nos. 53 and 54; thence with the line between said two lots South 2 degrees 28' 12" East 142.50 feet to a wood stake in Kentucky Avenue; thence with the South line of Lot No. 53 north 87 degrees 37' 52" East, 50 feet to the point of beginning.

Being the same property conveyed to L. W. Inman by deed book 6630, page 368, said Register's Office.

Being the same property conveyed to RB Investments, a Tennessee general partnership, by Warranty Deed dated August 13, 1987, from L. W. Inman, of record in Book 7379, Page 442, Register's Office, Davidson County, Tennessee.

Tract No. 11:

Land in Davidson County, Tennessee, being Lot No. 37 on the unrecorded Map of the Subdivision of the Beatrice Lockhart Property, in the Old 25th Ward of the City of Nashville, and described according to a copy of a survey thereof, made by S. R. Sanford, Jr., Civil Engineer, dated December 14, 1932, as follows:

Said Lot No. 37 fronts 50 feet on the southerly margin of Kentucky Avenue and extends back between parallel lines 155 feet to an alley.

Being part of the same property conveyed to Joseph C. Gibson and wife, Ruby Baker Gibson by deed from Bush Building Company, a Tennessee Corporation of record in Book 4226, page 625 and corrected in Book 4245, page 442, Register's Office for said County.

Being the same property conveyed to RB Investments, a Tennessee general partnership, by Replacement for Lost Deed dated December 29, 1989, from Ruby Baker Gibson and Joseph C. Gibson, of record in Book 8029, Page 631, Register's Office, Davidson County, Tennessee.

Tract No. 12: BOOK 8320 PAGE 431

A certain condominium apartment in Davidson County, Tennessee, begin Unit No. 100 on the plan of Oak Meadows Condominium Apartments, a horizontal property regime, as established by the Exhibit "C" to the Master Deed of record in Book 6441, Page 116, Register's Office for said County, which is incorporated herein and made a part hereof by this reference.

There is conveyed with the above described condominium unit an undivided interest in and to the general and/or restricted common areas and facilities of Oak Meadows Condominium Apartments, as said areas are set forth and defined in Master Deed and Bylaws, Book 6441, Page 69, Register's Office for Davidson County, Tennessee, and to which reference is made for more particulars.

Being part of the same property conveyed to RB Investments, a Tennessee general partnership, by deed from Russell T. Wingow, et al., of record in Book 5936, Page 276, and by deed from Laurel N. Watjen, unmarried, of record in Book 6441, Page 66, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 26TH day of March, 1991.

RB INVESTMENTS, a Tennessee general partnership

By: Robert B. Sneed, Jr.
Robert B. Sneed, Jr., Partner

By: James R. Overby
James R. Overby, Partner

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Wanda J. Binkley, of the State and County mentioned, personally appeared Robert B. Sneed, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him to be a partner of RB INVESTMENTS, the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 26th day of March, 1991.

Wanda Johnson Binkley
Notary Public

My Commission Expires: 3/26/94

STATE OF TENNESSEE)
COUNTY OF Davidson)

0771 04/01 0101 03CHECK 27.00

Before me, Wanda J. Binkley, of the State and County mentioned, personally appeared James R. Overby, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him to be a partner of RB INVESTMENTS, the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 26th day of March, 1991.

Wanda Johnson Binkley
Notary Public

My Commission Expires: 3/26/94

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer, is -0-.

Robert B. Sneed, Jr., Affiant

Subscribed and sworn to before me, this the 26th day of March, 1991.

Wanda Johnson Binkley
Notary Public

My Commission Expires: 3/26/94

03103

IDENTIF. TREFERENCE

APR 1 11 30 AM '91

FELIX Z. ROBINSON JR. REGISTER
DAVIDSON COUNTY TN.